

Building Missouri's Legacy

REVENUE BOND PROJECT

Dr. Edmund A. Babler Memorial State Park

MISSOURI STATE PARKS

Missouri Department of Natural Resources

PO Box 176

Jefferson City MO 65102

mostateparks.com

01/21



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES





Improved campsites include concrete pads, 50-amp electric, sewer and water hookups.



Dr. Edmund A. Babler Memorial State Park CAMPGROUND UPGRADE PROJECT

The Babler State Park campground is the most popular state park campground in the St. Louis area (See Example A). The campground is experiencing increased usage and requests for additional campsite amenities, such as water and sewer hookups. The campsite upgrades will include conversion of 35 existing campsites to offer all of the amenities of 50-amp electrical service, as well as hook-ups for sewer and water. Similar campsites at Bennett Spring State Park average 88% occupancy from May to September.

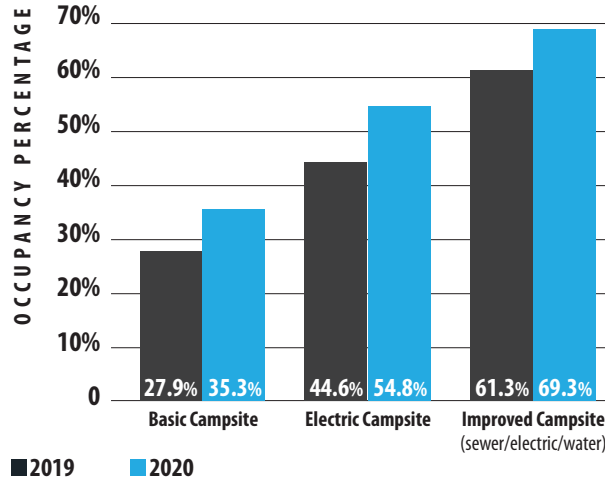
The additional revenue anticipated from these improved campsites is more than \$38,000 annually (See Example B). Revenue is estimated using current sewer/electric/water rates and the average occupancy of comparable sewer/electric/water campsites less the revenue generated by the existing campsites.

The campsite upgrades will cost more than \$2.3 million (See Example C). The campground would have a lifespan of approximately 40 years. The payback for this project would be approximately 60 years. This project is eligible for a Land and Water Conservation Fund grant which would reduce the length of payback.

A. WHY PURSUE THIS PROJECT?

State park visitors continue to request additional campsites and increased campsite amenities. User data shows that campsites with these amenities have the highest occupancy and visitors stay longer. In response to user demand and age of existing infrastructure, the project is expected to be well-received and attractive to park visitors, while providing revenue opportunities to the park.

The graph below reflects percentage of nights occupied by site type. Information is based on sites available on more than 300,000 nights sold and approximately 1 million overnight guests.



B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

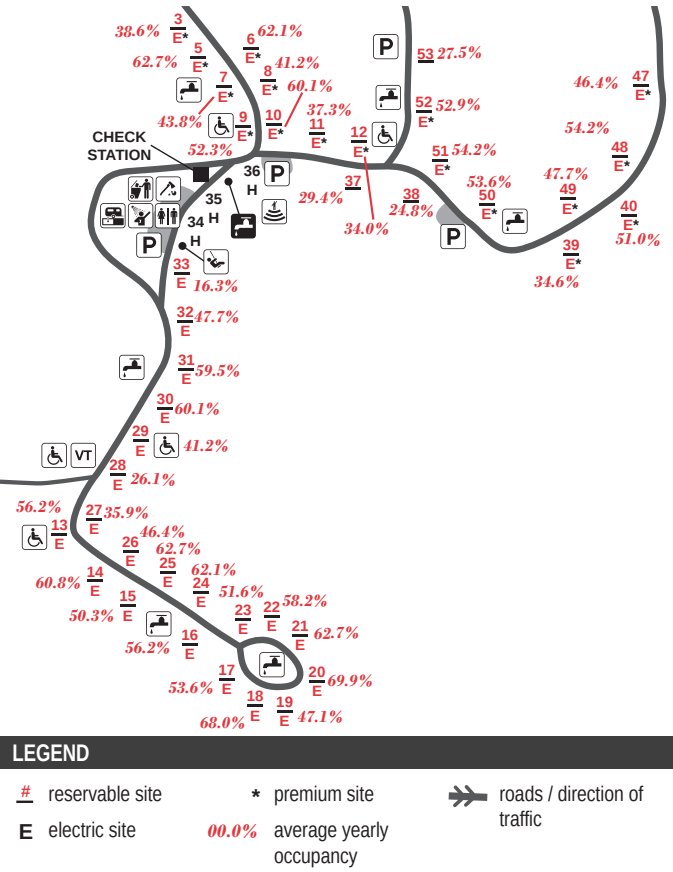
Electric sites offering 30-amp electrical service currently rent for \$23 a night, those with 50-amp electrical service rent for \$25. Basic sites (those with no utility connections) rent for \$13 a night. The rate for the new 50-amp sewer/electric/water sites is \$37 a night. The increased rate and increased occupancy of these sites, will generate more than \$38,000 annually.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE

Number of Renovated Campsites	35
Rate Per Night	\$37
Average Annual Revenue Generated	\$172,252
Less Revenue of Existing Sites	(\$134,146)

TOTAL APPROXIMATE REVENUE GENERATED \$38,106

The map below is a portion of Babler State Park's campground map, depicting the average percentage of occupancy per site for May through Sept. of 2020.



C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Campground renovation projects with full hookup average \$55,000 per campsite. This includes the total cost of water, sewer, roads and electrical service.

ESTIMATED COSTS TO RENOVATE A CAMPGROUND TO IMPROVED, FULL HOOK-UP SITES

Construct 35 Campsites	\$1,854,722
Design and Bidding	\$208,646
15% Contingency	\$250,388

TOTAL PROJECT COST \$2,316,766